

160.0

0003

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

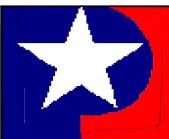
564,300 / 564,300

USE VALUE:

564,300 / 564,300

ASSESSED:

564,300 / 564,300


**Patriot**  
Properties Inc.
**PROPERTY LOCATION****IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
94		FLORENCE AVE, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: WARD PATRICK G

Owner 2:

Owner 3:

Street 1: 94 FLORENCE AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

**PREVIOUS OWNER**

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry

Postal:

**NARRATIVE DESCRIPTION**

This parcel contains .107 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1924, having primarily Wood Shingle Exterior and 992 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4647		Sq. Ft.	Site		0	70.	1.20	8									391,587						391,600	

IN PROCESS APPRAISAL SUMMARY										Legal Description				User Acct					
Use Code	Land Size	Building Value	Yard Items		Land Value		Total Value												
101	4647.000	169,600	3,100		391,600		564,300												
Total Card	0.107	169,600	3,100		391,600		564,300		Entered Lot Size										
Total Parcel	0.107	169,600	3,100		391,600		564,300		Total Land:										
Source:	Market Adj Cost		Total Value per SQ unit /Card:		568.85		/Parcel: 568.85		Land Unit Type:										
PREVIOUS ASSESSMENT										Parcel ID	160.0-0003-0001.0					!12515!			
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes		Date								
2022	101	FV	169,600	3100	4,647.	391,600	564,300		Year end		12/23/2021								
2021	101	FV	157,700	3100	4,647.	391,600	552,400		Year End Roll		12/10/2020								
2020	101	FV	157,700	3100	4,647.	391,600	552,400		552,400 Year End Roll		12/18/2019								
2019	101	FV	161,500	3100	4,647.	391,600	556,200		556,200 Year End Roll		1/3/2019								
2018	101	FV	161,200	3100	4,647.	346,800	511,100		511,100 Year End Roll		12/20/2017								
2017	101	FV	161,200	3100	4,647.	290,900	455,200		455,200 Year End Roll		1/3/2017								
2016	101	FV	161,200	3100	4,647.	290,900	455,200		455,200 Year End		1/4/2016								
2015	101	FV	142,300	3100	4,647.	251,700	397,100		397,100 Year End Roll		12/11/2014								
SALES INFORMATION										TAX DISTRICT				PAT ACCT.		12515!			
Grantor		Legal Ref		Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes							
		13853-352			12/1/1979			59,900	No	No	Y								
BUILDING PERMITS										ACTIVITY INFORMATION									
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name						
2/10/2006	92	Redo Kit	25,000			G7	GR FY07			7/21/2018	MEAS&NOTICE	HS	Hanne S						
										12/19/2008	Meas/Inspect	189	PATRIOT						
										4/28/2000	Inspected	201	PATRIOT						
										1/25/2000	Missed Appt.	263	PATRIOT						
										12/16/1999	Mailer Sent								
										12/3/1999	Measured	256	PATRIOT						
										7/12/1993		AJS							
Sign: VERIFICATION OF VISIT NOT DATA																			

**EXTERIOR INFORMATION**

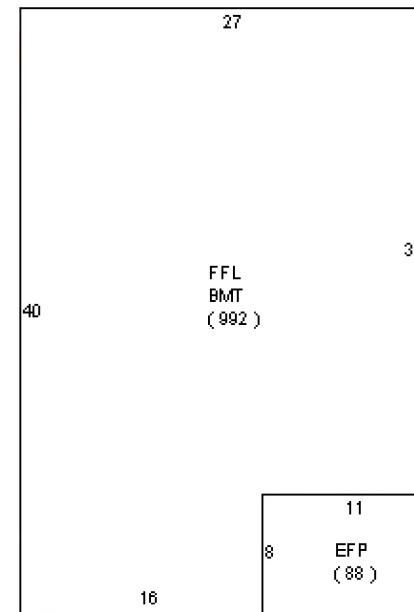
Type:	2 - Bungalow
Sty Ht:	1 - 1 Story
(Liv) Units:	1 Total: 1
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	2 - Hip
Roof Cover:	1 - Asphalt Shgl
Color:	GRAY
View / Desir:	

**BATH FEATURES**

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:	1	Rating: Average
Fpl:	1	Rating: Average
WSFlue:		Rating:

**COMMENTS**

OF=BMT SINK.

**SKETCH**

Sum Area By Label :  
FFL = 992  
BMT = 992  
EFP = 88

**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1924
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

**MOBILE HOME**

Make: Model: Serial # Year: Color:

**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X18	A	AV	1924	28.89	T	40	101			3,100			3,100

**PARCEL ID** 160.0-0003-0001.0

More: N

Total Yard Items: 3,100 Total Special Features:

Total: 3,100

**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units	1
Level	FY LR DR D K FR RR BR FB HB L O		
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			
Totals	RMS: 5	BRs: 2	Baths: 1 HB

**REMODELING****RES BREAKDOWN**

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	5	2	M
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals				
	1	5	2	

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	992	40.090	39,766
FFL	First Floor	992	133.620	132,554
EFP	Enclos Porch	88	57.570	5,066
Net Sketched Area:			Total:	177,386
Size Ad	992	Gross Area	2072	FinArea 992

**SUB AREA DETAIL****IMAGE**

**AssessPro Patriot Properties, Inc**